

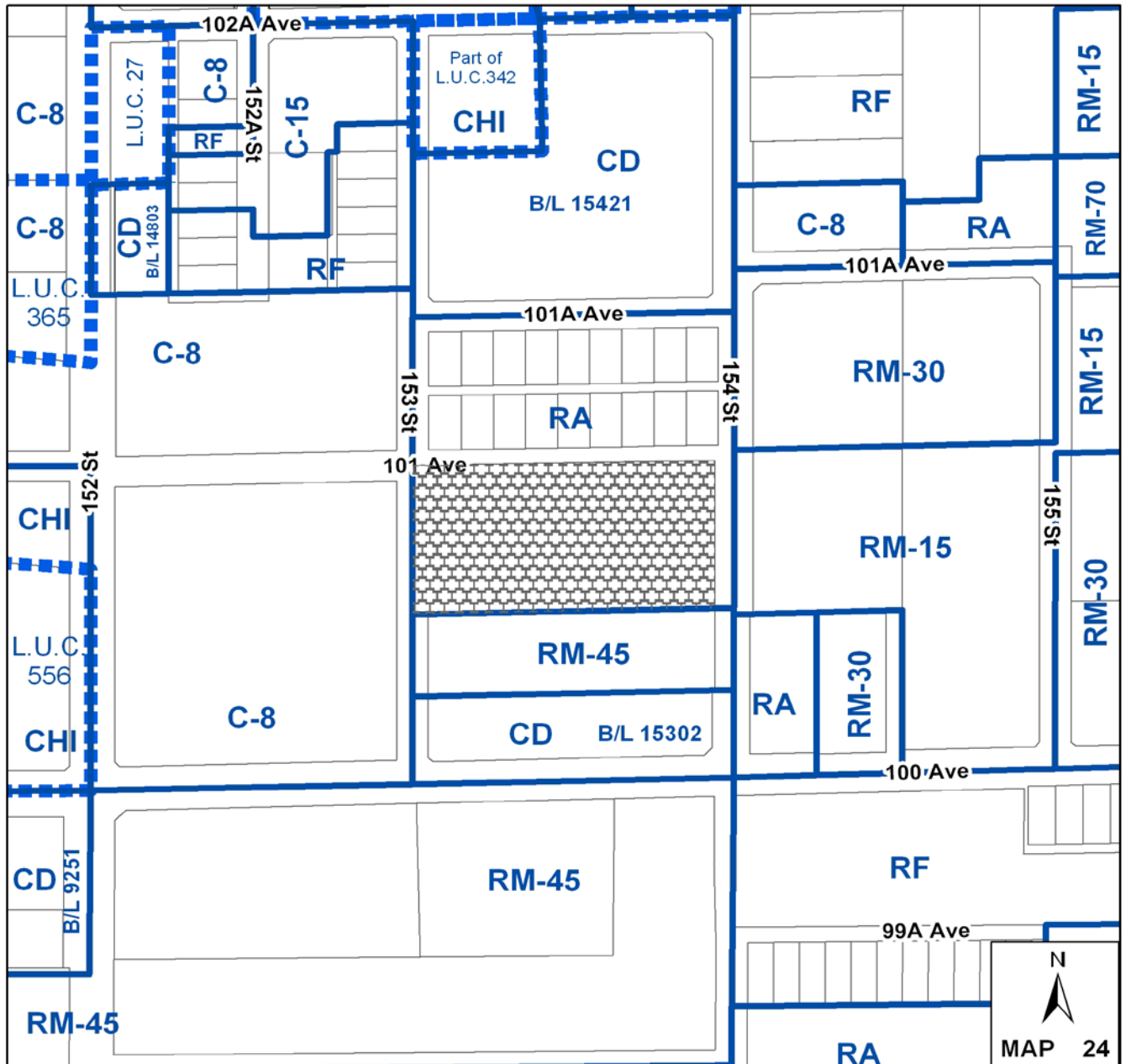
**Proposal:** Rezone from RA to CD. Development Permit to allow construction of approximately 173 units in a combination of apartments and townhouses in Guildford.

**Recommendation:** Approval to Proceed

**Location:** 10095 - 154 Street      **Zoning:** RA

**OCP Designation:** Multiple Residential

**LAP Designation:** Multiple Residential      **Owner:** Onni Development (154 Street South) Corp.



## PROJECT TIMELINE

Original Application Submission Date:	February 22, 2005
Application Revision Date:	September 14, 2005
Planning Report Date:	January 30, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to CD; and
- a Development Permit

in order to permit the construction of approximately 173 dwelling units in a combination of apartments and townhouses in Guildford.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
2. Council approve the applicant's request to reduce the amount of the required indoor amenity space from 519 sq.m. (5,587 sq.ft.) to 243 sq.m. (2,515 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7905-0052-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolve design issues (colours and townhouse elevations) to the satisfaction of the General Manager, Planning and Development;
  - (e) the applicant adequately address the impact of reduced indoor amenity space; and

- (f) the applicant adequately address the additional pressure this proposal will impose on existing parks facilities to the satisfaction of the Parks, Recreation and Culture Department.

### REFERRALS

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).

**Parks:** The proposed development will put pressure on existing Parks, Recreation & Culture facilities in the neighbourhood. The applicants are requested to address this concern (Appendix VI).

**School District:** **School Impacts:**

#### **Projected number of students from this development:**

Elementary students = 19 students  
 Secondary students = 8 students  
 Total new students = 27students

#### **School Catchment Area/Current Enrollment/School Capacity:**

Harold Bishop Elementary School = 471 enrolled/605 capacity  
 Johnston Heights Secondary School = 1,276 enrolled/1,450 capacity

#### **Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:**

Elementary students = 29 students  
 Secondary students = 15 students  
 Total new students = 44 students

#### **Approved Capacity Projects and Future Space Considerations**

*A phased-in boundary change from Guildford Park to Johnston Heights are underway. New housing projects will assist in filling surplus capacities at Harold Bishop Elementary and Johnston Heights Secondary. There are no new capital projects proposed either elementary or secondary schools.*

(Appendix VII)

## SITE CHARACTERISTICS

- **Existing Land Use** Treed acreage property previously with one single family dwelling which has been recently demolished.
- **East:** Across 154 Street, existing townhouse developments, zoned RM-15 and RM-30, designated Multiple Residential.
- **South:** Existing townhouse development, zoned RM-45, designated Multiple Residential.
- **West:** Across 153 Street, Guildford Market Square Shopping Centre, zoned C-8, designated Commercial.
- **North:** Across partially developed 101 Avenue are residential lots, some vacant and others with single family dwellings, zoned RA, designated Multiple Residential.

## PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

## DEVELOPMENT CONSIDERATIONS

### Original Application

- The original application on the subject site involved a rezoning from RA to RM-30 in order to allow construction of approximately 108 stacked townhouse units.
- In May 2005, the applicants advised staff that following the results of their market research and financial analysis, they would be amending the application by deleting the entire stacked townhouse proposal and replacing it with a proposal consisting of a combination of apartment and townhouse units in separate buildings.
- On September 14, 2005, the applicant made a formal amendment to their application.

### Current Application

- The 1.9-hectare (4.6-acre) parcel is located between 152 and 153 Streets on the south side of 101 Avenue in Guildford. The parcel is currently zoned One-Acre Residential (RA) and designated Multiple Residential in the Official Community Plan (OCP).
- The applicant is proposing to rezone the subject site from RA to CD to allow construction of approximately 173 dwelling units consisting of 16 townhouse units in two, 2-storey buildings along the southern property line (Block A) and 157 apartment units in two buildings on Block B along the west, north and east boundaries (see Survey Plan in Appendix I). The overall density of the proposed development is 45 units per acre with a floor area ratio (FAR) of 1.3.

- Although the Multiple Residential designation in the OCP permits apartment developments under the RM-45 Zone with a maximum density of 45 units per acre and FAR of 1.3, the applicant is proposing a combination of apartment and townhouse forms in recognition of the existing two and three-storey townhouse development to the south of the subject site.
- However, the RM-45 Zone does not permit ground-oriented multiple residential buildings (townhouse units). To accommodate the proposed townhouse units, a CD Zone is being proposed to accommodate both apartments (non-ground oriented) and townhouses (ground-oriented).
- The proposed CD Zone is based on a combination of the RM-15 (townhouse component) and RM-45 Zones (apartment component) with a modification on building setbacks and all parking to be underground.
- A comparison of the proposed CD Zone and its underlying zones is shown below:

<b>Based on Net Site Area of 3.85 acres</b>	<b>RM-45 Zone</b>	<b>RM-15 Zone</b>	<b>Proposed CD</b>
No. of Units	173	58	173
Floor Area Ratio (FAR)	1.3	0.60	1.3
Unit Density	45 upa	15 upa	45 upa
Building Height	15 m. (50 ft.)	11 m. (36 ft.)	Apartment bldgs: 15 m (50 ft.) Townhouse bldgs: 8 m. (26 ft.)
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	Vary from 4.8 m (15.5 ft.) to 15 m (50 ft.)
Lot Coverage	45%	45%	40%
Amenity Spaces:			
Indoor:	519 sq. m. (based on 3 sq. m./unit)	174 sq. m. (based on 3 sq. m./unit)	519 sq. m. (based on 3 sq. m./unit)*
Outdoor:	519 sq. m. (based on 3 sq. m./unit)	174 sq. m. (based on 3 sq. m./unit)	3,200 sq. m. (0.8-acre)
No. of Residents' Parking Spaces	260 (based on 1.5 spaces per unit)	116 (based on 2 spaces per unit)	274 (based on 1.6/unit)

\* The applicant is proposing provision of 265 sq.m. of indoor amenity space plus cash-in-lieu for the deficiency.

- While both the RM-15 and RM-45 Zones require all buildings and structures to be sited a minimum of 7.5 metres (25 ft.) from all lot lines, the proposed CD Zone permits a minimum setback of 6.0 metres (20 ft.) to the building face and 4.8 metres (15.5 ft.) to the decks from all lot lines along the public roads (101 Avenue to the north; 153 Street to the west and 154 Street to the east). The reduced setback is a result of the applicant's proposal to establish a centrally located outdoor amenity space, which significantly exceeds the standard by-law requirement: 3,200 sq. m. or 0.8-acre proposed versus the by-law requirement of 519 sq. m. or 5,586 sq. ft.
- The subject site is adjacent to the Guildford Town Centre where high intensity urban development is taking place. Thus, the reduced building setbacks along the public roads are consistent with the intent of establishing an urban streetscape.
- Setbacks of approximately 13 and 15 metres (42 and 50 ft.) are indicated along the south property line abutting the existing townhouse complex to the south. These proposed setbacks, which are greater than the standard, in conjunction with the proposed landscaping of double rows of trees will provide adequate visual buffering for the adjacent site.

#### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on March 8, 2005 and March 15, 2005 (some addresses along 154 Street were inadvertently missed on the first mail-out) and staff received the following comments:

- Staff received three phone calls and a letter from some neighbouring residents, who were concerned about increasing traffic, poor sightlines, high density, housing form, interfacing issues, trees, and barn owl sightings.

*(On the issue related to possible barn owl sightings, staff advised the applicant to commission an on-site environmental study, verifying the presence or absence of barn owls on the subject site. Consequently, the applicant submitted a study dated December 30, 2005, which was prepared by Envirowest ECL Consultants, confirming that barn owls were not observed on the site and that the subject site, surrounded by residential and commercial development, is an unsuitable foraging habitat.)*

- With the exception of the neighbour who was concerned about the proposed density and housing form, those who contacted staff did not indicate opposition to the proposal.

Staff sent a second set of pre-notification letters on September 20, 2005 based on the amended application.

- Staff received the same letter from the same neighbour who is not in favour of the proposed development due to the increase in density and the proposed housing form, i.e., he prefers that the entire site be developed based on 2-storey townhouse units.
- Staff received an e-mail from a neighbouring resident on January 23, 2006, who noted that recent power failures and surges are most likely caused by the increase in residential development in this particular neighbourhood.

The applicant held a Public Information Meeting (PIM) on November 21, 2005 at the Sheraton Guildford. The meeting had 8 nearby residents in attendance. A City staff member attended the meeting as an observer.

- The PIM was conducted as an open house, with the developer, architect and landscape architect in attendance. Architectural and landscape plans and renderings were on display. The developers responded to the questions that were raised at the PIM. The attendees were also encouraged to complete a questionnaire, which was designed to generate input and comments from the attendees. However, only one attendee submitted a completed questionnaire. Two attendees sent letters.
- The following issues were raised at the PIM and noted in the 2 letters that were sent to staff (the corresponding staff comments are noted below in italics):

- The proposed development is too dense and will aggravate traffic.

*(The subject site is close to the Guildford Town Centre and designated Multiple Residential (RM) in the OCP. The designation is consistent with the surrounding lands. The proposed townhouse and apartment development complies with the current OCP designation. The immediate neighbourhood has a variety of multiple residential housing forms, including the newly built stacked townhouse project north of 100 Avenue and 4-storey apartments south of 102A Avenue, both between 153 and 154 Streets. It is noted that the proposed development will contribute to a variety of housing choices in the Guildford Town Centre.*

*The completion of this project is expected to facilitate the needed improvements on both 153 and 154 Streets, allowing a better flow of traffic in this neighbourhood.)*

- Proximity of driveway parallel along the south property line abutting the existing townhouse site.

*(The proposal shows a driveway at the south-west corner of the site, off 153 Street to provide access to the ramp to the underground parkade. A 6.5-metre (21-ft.) wide fire lane serving as an emergency access to the units not along a public street is proposed along the south edge providing a further separation between the proposed units and the existing townhouse site to the south. To address the interface between the proposed driveway and the existing townhouse development to the south, the applicant is proposing to install a 3.6-metre (12-ft) wide landscape area in conjunction with a 1.2-metre (6-ft.) high privacy fence along the south edge of the driveway. Both the Engineering and Fire Departments have no concerns with respect to the proposed driveway location.)*

- Interfacing with existing townhouse development to the south.

*(The proposed CD Zone specifically requires that only ground-oriented multiple residential buildings shall be permitted on Block A: the portion of the site that directly abuts the existing 3-storey townhouse units to the south. As well, the proposed zone stipulates that the south end portions of the proposed apartment buildings on Block B, be stepped down from 15 metres (50 ft.) or four-storeys to a maximum of 11 metres (36 ft.) or three storeys in height.*

*In addition to regulating building height, building setbacks of at least 13 metres (42 ft.) to the south property line will be required. A combination of 6-ft. high privacy fence and a row of 8-ft. tall coniferous and deciduous trees will be installed along the common property line to address the neighbours' privacy concerns.)*

- Proposed buildings will block the natural light.

*(The proposal shows 2- and 3-storey buildings along the south edge of the site, responding to the existing 3-storey townhouse development to the south. The proposed buildings are not expected to block the natural light for the development to the south. The undeveloped lots north of 101 Avenue are designated RM in the OCP and will likely be developed in the same density that is proposed on the subject site and, therefore, interfacing will not be an issue. The existing townhouse east of 154 Street is separated by the road. The separation allows natural light into the existing development.)*

- Impact of existing drainage on the subject site.

*(The applicant is aware of this situation and has confirmed that the development of the subject site will facilitate the resolution of this particular problem.)*

## DESIGN PROPOSAL AND REVIEW

- The proposal indicates the development of 4 separate residential buildings as follows:

	<b>Block A</b>	<b>Block B</b>
Proposed Housing Form	2-storey Townhouse Buildings	3 and 4-storey Apartment Buildings
Number of Buildings	2	2
Number of Units	16 (8 and 8)	157 (79 and 78)
Average Size of Units	160 sq. m. (1,722 sq. ft.)	114 sq. m. (1,216 sq. ft.)
No. of Bedrooms per Unit	3 bedrooms plus den	1 and 2 bedrooms (44 with den)

- Vehicular access leading to the underground parking is located at the southwest corner of the site, off 153 Street. The proposed driveway will be installed using stamped concrete. To provide the necessary access for fire trucks to the proposed townhouse units, a fire lane is proposed along the southerly edge of the site, terminating at mid-site where a proposed decorative trellis is indicated. The fire lane will be treated with hard surface as opposed to engineered grass as proposed earlier, which will not withstand the weights of the fire trucks. Instead, the proposed stamped concrete (in a different colour to differentiate the driveway from the fire lane) will be used for the fire lane. The Fire Department supports the location of the driveway and the fire lane.



- A total of 299 parking spaces are required for both residents (265) and visitors (34) based on off-street parking requirements of the Zoning By-law. The proposal is providing 274 parking spaces for residents and 36 parking spaces for visitors for a total of 310, all of which will be located underground. The proposed parking spaces exceed the by-law requirements by 11 spaces as indicated below:

<b>Proposed Number of Units</b>	<b>By-law Requirements</b>	<b>Parking Spaces Being Provided</b>
Block A: 16 Townhouse Units	<b>Residents:</b> 32 spaces based on 2 spaces/unit  <b>Visitors:</b> 3 spaces based on 0.2 space/unit	<b>34</b>
Block B: 157 Apartment Units	<b>Residents:</b> 17 spaces based on 1.3 spaces/unit with one bedroom; 216 spaces based on 1.5 spaces/unit with 2 bedrooms or more for a total of <b>233</b> spaces  <b>Visitors:</b> 31 spaces based on 0.2 space/unit	<b>240</b>  <b>36, includes visitor parking for Block B</b>
<b>Total Spaces</b>	<b>299</b>	<b>310 or 11 spaces more</b>

- An elevator for each apartment building will provide future residents of the apartment units access from the underground parkade. Future townhouse residents will have direct access to the parkade via stairs connected to their townhouse units. All visitors will use separate stairs to access the plaza at grade. Visitors will then proceed to either the apartment buildings or to the townhouse units. However, visitors with disabilities will have access to an intercom system that will allow them the use of elevators to access units.
- The proposed 173-unit development requires a total of 519 sq. m. (5,587 sq.ft.) of indoor amenity space (based on the standard 3.0 sq. m. or 10 sq. ft./unit by-law requirement). As proposed, each apartment building will accommodate separate indoor amenity spaces at the ground level for a total of 243 sq. m. (2,616 sq. ft.). The indoor amenity spaces will accommodate a workout facility, a meeting room, an entertainment area and washrooms. There is no indoor amenity space being provided for the proposed townhouse units. However, future townhouse residents will also have access to these facilities.

- The following table shows the comparison between the standard by-law requirement which is included in the proposed CD Zone and what is being proposed:

<b>Indoor Amenity Space</b>	<b>Townhouse Portion (16 Units)</b>	<b>Apartment Portion (157 Units)</b>	<b>Total Floor Area for Indoor Amenity Space</b>
By-law Requirements	48 sq. m. (517 sq. ft.)	471 sq. m. (5,070 sq. ft.)	519 sq. m. (5,587 sq. ft.)
Being Provided	0.0 sq. m.	243 sq. m. (2,616 sq. ft.)	243 sq. m. (2,616 sq. ft.)
Shortfall	48 sq. m. (517 sq. ft.)	228 sq. m. (2,454 sq. ft.)	276 sq. m. (2,971 sq. ft.)

- The applicants propose to address the shortfall amounting to 276 sq. m. (2,971 sq. ft.), which is equivalent to 92 units by providing cash-in-lieu of \$750 per unit for 92 units. This approach conforms to Council's policy.
- A centrally located, 3,200-sq. m. (0.8-acre) plaza serves as the outdoor amenity space, which will feature a significant lawn area for socialization, garden benches, arbour, decorative paved area, and landscaping. The proposed outdoor amenity space exceeds the by-law requirement of 519 sq. m. (5,587 sq. ft.) based on the standard requirement of 3.0 square metres (32 sq. ft.) per dwelling unit. Pedestrian walkways will connect the proposed plaza to the public roads.
- The subject site is well treed. However, the majority of the trees are poplars, alders and cottonwoods, all of which will be removed. There are also fir and cedar trees that are located along the north edge of the site. These trees will be removed to address road dedication requirements for 101 Avenue between 153 and 154 Street.
- The apartment buildings will have vinyl siding in beige, to be accented with hardiboard (in off-white), wood trims/fascia in brown and burgundy and brick posts in pale red.
- Vinyl siding on a darker shade of beige will be used on the proposed townhouse units, with the same accent materials and colours. The roofing material for both types of buildings will be high profile asphalt shingles in charcoal tint with hints of blue and orange.
- The proposed development will have landscaping along all property lines, consisting of a variety of deciduous and coniferous trees such as Japanese Maple, Magnolia, Fir, English Oak, and Western Red Cedar. Flowering shrubs such as Azaleas, Dogwoods, Laurel, Hollies and Rhododendrons will be installed in conjunction with these trees. The landscaping strip along the south property line has been designed to provide a buffer and maintain privacy between the proposed townhouse units and the existing townhouse development directly to its south.

ADVISORY DESIGN PANEL

- ADP Meeting Date: November 29, 2005
- ADP comments and suggestions have been satisfactorily addressed (Appendix VIII), except the following, which the applicants have agreed to resolve prior to Final Adoption:
  - Use of warmer and more contrasting colours; and
  - Improvement on building articulation with respect to the townhouse north elevation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Contour Map
Appendix III.	Proposed CD By-law
Appendix IV.	Site Plan, Typical Floor Plans and Elevations and Landscape Plans
Appendix V.	Engineering Summary
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	ADP Comments and Applicant's Responses

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 20, 2005.
- Soil Contamination Review Questionnaire prepared by Daniel Diebolt and dated February 21, 2005.
- Site Profile prepared by D. Kelly Environmental Consulting Ltd. and dated August 13, 2004.
- Barn Owl Survey at 10095 - 154 Street prepared by Envirowest, dated December 30, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Mr. Gianni Laudisio, Onni Development Corp.  
                         Address:                      550 - 858 Beatty Street  
    Vancouver, B.C. V6B 1C1  
    Tel:                              604-602-7711
  
2.      Property involved in the Application
  - (a)      Civic Address:                      10095 - 154 Street
  
  - (b)      Civic Address:                      10095 - 154 Street  
                         Owners:                              Onni Development (154 Street South) Corporation  
                         PID:                                      0123-636-711  
                         Lot 10 Except: Parcel "A" (By-law Plan 64953) Block 5 North Range 1 West  
                         New Westminster District Plan 2359
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed (Based on RM-45)	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		18,740 m <sup>2</sup>
Road Widening area		3,130 m <sup>2</sup>
Undevelopable area		
Net Total		15,610 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)	45%	40%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)	7.5 m from all lot lines	varies from 4.8 m to 15 m
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	15 m	8.0 m and 15 m
Accessory	4.5 m	4.5 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		13
Two Bedroom		130
Three Bedroom +		30
Total	173	173
<b>FLOOR AREA: Residential</b>	20,294 m <sup>2</sup>	20,294 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>	n/a	n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>	20,294 m <sup>2</sup>	20,294 m <sup>2</sup>

**\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.**

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	45 upa	45 upa
FAR (gross)		
FAR (net)	1.3	1.3
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	519 m <sup>2</sup>	265 m <sup>2</sup>
Outdoor	579 m <sup>2</sup>	3,200 m <sup>2</sup>
<b>RESIDENTS PARKING</b>		
Townhouse	32	34
Apartment		
Bachelor/One Bedroom	17	17
Two-Bedroom	216	223
Visitors Parking (includes townhouse)	34	36
<b>Total Number of Parking Spaces</b>	<b>299</b>	<b>310</b>
Number of disabled stalls	(3)	(3)
Number of small cars	(76)	(30)
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

( ) Part of total Parking Spaces

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

